

Marina Village at Saratoga Springs
Monthly Open Board Meeting
7:00 p.m. SSOA Clubhouse
October 4, 2007

Directors and officers present: Keith Eaton, director and secretary; Ron Long, treasurer; Terry Wolsey, director.

Directors and officers absent: CJ Stott, director and president.

Homeowners present: Pat Bunjes, Judi Eaton, Ken Rice, Thomas Tien, Johnny and Christine Wallace.

Notice: Notice of the meeting was sent out in the SSOA newsletter, and this was a regularly scheduled meeting (on the first Thursday of each month) which is shown on the calendar of our website. Also, email notification was sent to those for whom we have a current email address, and postal mail notices were sent to the other homeowners. Notices were also posted on the sides of the mailboxes in Marina Village.

Quorum: Since a majority of the board members were present, we had a quorum for the purposes of carrying out Marina Village business.

Call to order: Since president CJ Stott was absent, Terry Wolsey called the meeting to order at approximately 7:11 pm.

Approval of minutes of previous meetings: The minutes of previous monthly meeting (September 6) had been posted on our website and distributed to all officers and directors and mailed to those without an email address so the minutes were not read at this time. The minutes of the special directors and officers meetings on September 11 (discussing our options for lot #11) and on September 12 (reviewing the draft CC&Rs) had also been distributed to all officers and directors. The minutes of all three meetings were unanimously approved as submitted.

Report of directors and officers:

No reports were delivered.

Reports of special committees:

Terry Wolsey (chairman of the ACC) reported that NOD/Apex Construction still had deficiencies with wooden steps (rather than steel or concrete) on several homes. He said that he would communicate with Jason Smith to get these corrected.

Terry noted that construction on lot #1 has not commenced, but the lot has been staked.

He also mentioned that Steve Drew (from the company that does landscape maintenance for SSOA) had fixed some of our sprinklers and reset the timers.

Terry stated that lot #12 was now in compliance since they had redone their steps and installed sprinklers and some sod. He said that the area next to lot #11 (and part of lot #11) was filling in with grass but might need a little additional sod in the future.

Unfinished business:

We have two outstanding bills from Elm Landscaping for sprinkler repairs and landscaping (totaling approximately \$5740). Terry moved that we write checks for these bills and let Elm know that they're available as soon as we have received notarized releases on the work done. This motion was defeated.

After some discussion, Terry moved that we approve payment to Elm pending their justification of the hours spent and receipt of suitable releases. This motion was unanimously passed. Terry will follow up with Elm.

Keith reported that CJ, Terry, and he had met with attorney Thomas Seiler on September 24, 2007 to discuss what options we might have in enforcing our claim that lot #11 is common area to be left open for the use of Marina Village residents and not to be built upon. At present Wells Fargo claims they own the lot and intend to put it up for sale (as a buildable lot). Mr. Seiler said that he felt we could start legal proceedings against Wells Fargo, but we might not be able to win our case and could end up responsible for court costs for the proceedings. We asked him to negotiate with Wells Fargo and see if they would accept up to \$40,000.00 to sell Marina Village the lot, pending approval of 75% of the Marina Village homeowners. (He did not think they would accept any lesser amount). He has presented this proposal to the Wells Fargo attorney, and we are awaiting a decision from Wells Fargo.

Ron suggested that we approach Wells Fargo directly and discuss the lot with them, reiterating our claim that the lot had been set aside as non-buildable. He will try to arrange a meeting.

Keith had previously distributed a revised copy of the proposed CC&Rs (with updates from our September 12 meeting) to the officers and directors. Terry moved that we submit these revised CC&Rs to the homeowners for approval. This motion was unanimously approved.

Keith will prepare and mail suitable material, including a copy of the proposed CC&Rs and a ballot, to all homeowners for a mail-in vote. Terry suggested that we allow 45 days (from the mailing date) for votes to be returned. We need at least 67% of the homeowners to approve these proposed CC&Rs for them to become effective.

Ron said that he had talked to Bratt Construction, and they suggested that we wait at least another month (for landscaping jobs to slow down) before getting someone in to do our tree trimming and get quotes on completing the walkway and nearby landscaping.

Terry mentioned that M&H (some local residents) were interested in doing our lawn maintenance next year. He suggested that they submit their bid to SSOA since SSOA will be awarding the contract for lawn maintenance.

Terry reported that he still needs to pick up the glass for Evelyn Harris' sliding glass door and replace it.

Keith said that he had talked to Becki (SSOA manager) about obtaining parking violation notices. She suggested that it would be better if Marina Village obtained our own; that way we can customize them for our parking regulations. I will review the notice forms in the catalog I have with Ron.

We had some discussion about whether we need to put up a new sign regarding parking and towing as SSOA is doing. We decided to wait until we see how the SSOA enforcement works out.

Keith mentioned that there was some discussion at the last SSOA board meeting about the phragmite control problems. SSOA has started some herbicide tests working with the state and county. SSOA has not yet budgeted for the drainage and land fill required behind Marina Village. They will discuss this further at a later date.

New business:

No new business.

Adjournment: Terry adjourned the meeting at approximately 8:35 pm.

Respectively submitted:
October 16, 2007

Keith Eaton

November 15, 2007
Approved Date